

THIS INSTRUMENT PREPARED BY:

Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

RuHar 6, LLC
2664 Vesclub Circle
Vestavia Hills, AL 35216

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **THREE HUNDRED SIXTY THOUSAND AND 00/100 (\$360,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Natalie Anne Monroe, and spouse, Stephen Russell Monroe** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **RuHar 6, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Commence at a point where the North boundary of SE 1/4 of NE 1/4 of Section 30, Township 20 South, Range 2 East intersects the center of the Yellowleaf-Robinson Public Road, for point of beginning of the land herein described; and run thence Southerly along the center of said public road 1008 feet and 9 inches to a point; thence run West and parallel with the South boundary of said Quarter-Quarter Section to a point on the West boundary of said Quarter-Quarter Section; thence North along the West boundary of said Quarter-Quarter Section to the NW corner of said Quarter-Quarter Section; thence East along the North boundary of said Quarter-Quarter Section to the point of beginning. Less and except right of way of said Yellowleaf-Robinson Public Road.

ALSO

A parcel of land lying in the SE 1/4 of the NE 1/4, Section 30, Township 20 South, Range 2 East, and more particularly described as follows: Starting at the Southeast corner of the said SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, run Westerly along the South boundary line of SE 1/4 of the NE 1/4, a distance of 585.2 feet to the center line of Shelby County Highway #441 (Yellowleaf- Robinson Public Road), the point of beginning; thence continue Westerly along the said South boundary line of said SE 1/4 of the NE 1/4 a distance of 744.8 feet to the Southwest corner of said SE 1/4 of NE 1/4; thence run Northerly along the West boundary line of said SE 1/4 of the NE 1/4 a distance of 308.0 feet to an iron marker; thence run Easterly a distance of 720.2 feet along a line that is parallel to the said South boundary line of said SE 1/4 of the NE 1/4 to a point in the center line of said Highway #441, which point is 1008.75 feet South of the point where the North line of said SE 1/4 of the NE 1/4 crosses the center line of said Highway #441; thence run Southeasterly along the center line of said Highway #441 a distance of 309.0 feet to the point of beginning. Said parcel of land lies in the SE 1/4 of the NE 1/4, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama. Less and except the right of way of Highway #441.

AND

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A parcel of land lying in the SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, more particularly described as follows: Starting at the NW corner of said SE 1/4 of NE 1/4, which is the point of beginning; run Easterly along the North boundary line of said SE 1/4 of NE 1/4, a distance of 620 feet to a point on the West right of way line of the Yellowleaf-Robinson Road (Shelby County Highway #441); thence run Southeasterly along the said West right of way of said Highway #441, a distance of 150.00 feet to an iron marker; thence run Westerly along a line that is parallel to, and 150.0 feet South of the said North boundary line of said SE 1/4 of NE 1/4, a distance of 622.8 feet to an iron marker on the West boundary line of said SE 1/4 of NE 1/4; thence run Northerly along said West boundary line of said SE 1/4 of NE 1/4, a distance of 150.00 feet to the point of beginning. Said parcel of land lies in said SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


Property Address: **777 County Road 441, Wilsonville, AL 35186**


\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **February 12, 2026.**



Natalie Anne Monroe


Stephen Russell Monroe

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Natalie Anne Monroe and Stephen Russell Monroe**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **February 12, 2026.**



NOTARY PUBLIC
My Commission Expires: **02/21/28**

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires Feb. 21, 2028

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Natalie Anne Monroe and Stephen Russell Monroe
Mailing Address 1800 County Road 1101
Vinemont, AL 35179

Grantee's Name RuHar 6, LLC
Mailing Address 2664 Vesclub Circle
Vestavia Hills, AL 35216

Property Address 777 County Road 441
Wilsonville, AL 35186

Date of Sale February 12, 2026
Total Purchase Price \$360,000.00
or
Actual Value _____
or
Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 12, 2026

Print Alan C. Keith

Unattested

Sign

Alan C. Keith
(Grantor/Grantee/Owner/Agent circle one)

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2026 12:55:11 PM
\$391.00 PAYGE
20260212000041250



Form RT-1

Alan S. Boyd